



UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 3**, the owner(s), of the legal and of the legal and equitable title to the following described real estate, "Grantor," in consideration of the sum of One Dollar (\$1.00), cash in hand paid, receipt of which is hereby acknowledged, do(es) hereby assign(s), grant(s) and convey(s) to the **CITY OF BROKEN ARROW**, Tulsa County, Oklahoma, a municipal corporation, its successors and assigns, "Grantee," an easement and right of way over and across the following described real property and premises, situated in Tulsa County, State of Oklahoma to wit:

**SEE EXHIBIT "PARCEL 24.1 AND PARCEL 24.2"
EXEMPT FROM DOCUMENTARY STAMPS PURSUANT TO 68 O.S. 3202 (11)**

with right of ingress and egress to and from the same, for the purpose of constructing, operating, and replacing utility lines and appurtenances.

Grantor agrees not to build or construct any building or buildings upon the permanent easement area. However, Grantor expressly reserves the right to build and construct sidewalks, streets and driveways, water mains, gas lines, electrical lines and other public service facilities across said premises herein described.

There is further granted the right to remove any tree or parts of trees, which in the judgment of the City may interfere with the construction of the applicable utilities.

PROVIDED, that the said Grantor, his/her heirs, executors, administrators and assigns, shall fully use and enjoy the said premises except as may be necessary for the purposes herein granted to the City, its successors or assigns.

TO HAVE AND TO HOLD such easement and right of way unto the City of Broken Arrow, Oklahoma, its successors and assigns forever.

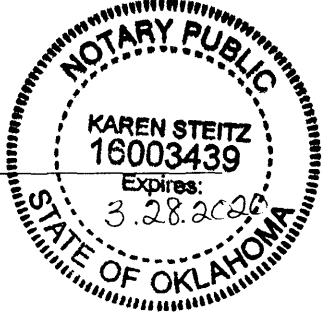
IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed this 10th day of April 2017.

[Signature]
President

State of Oklahoma)
) §
County of Tulsa)

Before me, the undersigned, a Notary Public within and for said County and State, on this 10th day of April 2017, personally appeared Steve Allen to me known to be the identical person(s) who executed the within and foregoing instrument as the free and voluntary act and deed of such person for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



My Commission expires: _____
[Signature]
Asst. City Attorney

[Signature: Karen Steitz]
Notary Public

Approved as to Substance: [Signature: Michael J. Lynn] 4/18/17
Manager

Engineer: [Signature] checked: 04/12/17
Project: 9TH STREET WIDENING ELGIN TO ELIASO ROAD PARCEL NO. 24



ATTEST:
[Signature: Lisa Blackford]
(Seal) CITY CLERK

City of Broken Arrow
P.O. Box 610
Broken Arrow, OK 74013

PARCEL 24.1
OWNER: THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 3
OF THE CITY OF BROKEN ARROW
PERPETUAL UTILITY EASEMENT & TEMPORARY
CONSTRUCTION EASEMENT LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF THE EAST HALF (E/2) OF SECTION ELEVEN (11), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NE/4 SE/4; THENCE NORTH 01°10'07" WEST ALONG THE EASTERLY LINE OF SAID NE/4 SE/4 FOR 576.00 FEET; THENCE SOUTH 88°32'24" WEST PARALLEL WITH THE SOUTHERLY LINE OF SAID NE/4 SE/4 FOR 38.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING SOUTH 88°32'24" WEST PARALLEL WITH SAID SOUTHERLY LINE FOR 12.00 FEET; THENCE NORTH 01°10'07" WEST PARALLEL WITH SAID EASTERLY LINE FOR 477.71 FEET; THENCE NORTH 88°33'47" EAST PARALLEL WITH SAID SOUTHERLY LINE FOR 12.00 FEET; THENCE SOUTH 01°10'07" EAST PARALLEL WITH AND 38.00 FEET WESTERLY OF THE EASTERLY LINE OF SAID NE/4 SE/4 FOR 477.70 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

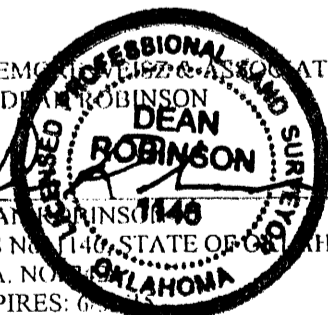
THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 5,732 SQUARE FEET OR 0.132 ACRES, MORE OR LESS.

REAL PROPERTY CERTIFICATION

I, DEAN ROBINSON, OF SISEMORE WEISZ & ASSOCIATES, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

11/8/13
DATE

SISEMORE WEISZ & ASSOCIATES, INC.
BY DEAN ROBINSON
DEAN ROBINSON
1146
PLS NO. 1146, STATE OF OKLAHOMA
C. A. NO. 1146, OKLAHOMA
EXPIRES: 6/30/14



Parcel 24.1

Parcel Map Check Report

Date: 12/18/2013 12:32:43 PM

Parcel Name: PARCEL 24.1

North: 390,811.8722'

East: 2,624,749.2357'

Segment# 1: Line

Course: N88° 33' 55"E

Length: 12.000'

North: 390,812.1726'

East: 2,624,761.2320'

Segment# 2: Line

Course: S1° 10' 07"E

Length: 477.702'

North: 390,334.5700'

East: 2,624,770.9745'

Segment# 3: Line

Course: S88° 32' 24"W

Length: 12.000'

North: 390,334.2642'

East: 2,624,758.9784'

Segment# 4: Line

Course: N1° 10' 07"W

Length: 477.707'

North: 390,811.8719'

East: 2,624,749.2357'

Perimeter: 979.410'

Area: 5,732.46Sq.Ft.

Error Closure: 0.0003

Course: S6° 10' 25"E

Error North : -0.00029

East: 0.00003

Precision 1: 3,264,696.667

Parcel Map

MATCHLINE

12.00'
N 88°33'47" E

TEMPORARY CONSTRUCTION
EASEMENT & PERMANENT
UTILITY EASEMENT

BOARD OF EDUCATION OF
SCHOOL DISTRICT NO. 3 OF
THE CITY OF BROKEN ARROW

Parcel 24.1

N 1°10'07" W
477.71'

477.70'

S 1°10'07" E

24.75' STATUTORY R/W

PROPOSED R/W
PROPERTY LINE
PRESENT R/W
EAST LINE SECTION 11
576.00'
N 1°10'07" W

North 9th Street

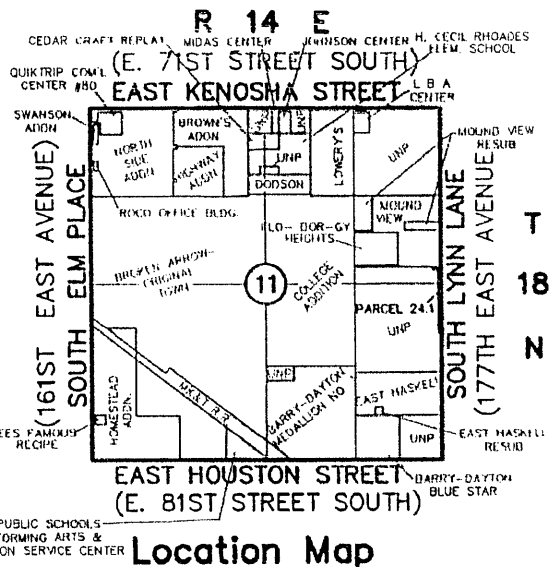
P.O.B. - PARCEL 24.1
S 88°32'24" W
38.00'

PROPERTY LINE

12.00'
S 88°32'24" W

24.75' STATUTORY R/W

SE CORNER
NE/4 SE/4
P.O.C. - PARCEL 24.1



Location Map

SCALE: NOT TO SCALE



SCALE 1"=100'

P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
R/W - RIGHT-OF-WAY

TOTAL PROPERTY - 24.82 ACRES (TAX RECORDS)
PERMANENT UTILITY ESMT. - 0.132 ACRES
TEMPORARY CONSTRUCTION ESMT. - 0.132 ACRES



Sisemore Weisz & Associates, Inc.

611 EAST 32nd PLACE
TULSA, OKLAHOMA 74135
C.A. NO. 2421
W.O. NO. 1672004

PHONE (918) 665-3600
FAX: (918) 665-8668
EXP. DATE 6/30/15
FILE NO. 18141100

DATE: 12/10/2013
SHEET 2 OF 3

City of Broken Arrow
P.O. Box 610
Broken Arrow, OK 74013

PARCEL 24.2
OWNER: THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 3
OF THE CITY OF BROKEN ARROW
PERPETUAL UTILITY EASEMENT & TEMPORARY
CONSTRUCTION EASEMENT LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF THE EAST HALF (E/2) OF SECTION ELEVEN (11), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NE/4 SE/4; THENCE NORTH 01°10'07" WEST ALONG THE EASTERLY LINE OF SAID NE/4 SE/4 FOR 576.00 FEET; THENCE SOUTH 88°32'24" WEST PARALLEL WITH THE SOUTHERLY LINE OF SAID NE/4 SE/4 FOR 50.00 FEET; THENCE NORTH 01°10'07" WEST PARALLEL WITH SAID EASTERLY LINE FOR 671.83 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE SOUTH 88°49'53" WEST FOR 5.00 FEET; THENCE NORTH 01°10'07" WEST PARALLEL WITH THE EASTERLY LINE OF SAID NE/4 SE/4 FOR 50.00 FEET; THENCE NORTH 88°49'53" EAST FOR 5.00 FEET; THENCE SOUTH 1°10'07" EAST PARALLEL TO AND 50.00 FEET WESTERLY OF SAID EASTERLY LINE FOR 50.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 250 SQUARE FEET OR 0.006 ACRES, MORE OR LESS.

REAL PROPERTY CERTIFICATION

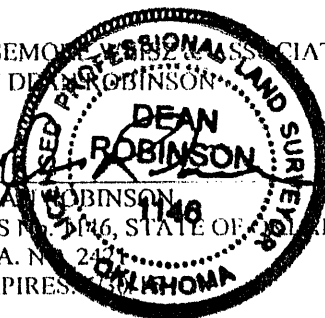
I, DEAN ROBINSON, OF SISEMORE WEISZ & ASSOCIATES, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

1/8/13
DATE

SISEMORE WEISZ & ASSOCIATES, INC.

BY DEAN ROBINSON

DEAN ROBINSON
PLS No. 1146, STATE OF OKLAHOMA
C. A. No. 2431
EXPIRES: 11/11/14



Parcel 24.2

Parcel Map Check Report

Date: 12/18/2013 12:49:38 PM

Parcel Name: PARCEL 24.2

North: 391,005.9583'

East: 2,624,745.2768'

Segment# 1: Line

Course: S88° 49' 54"W

Length: 5.000'

North: 391,005.8563'

East: 2,624,740.2779'

Segment# 2: Line

Course: N1° 10' 07"E

Length: 50.000'

North: 391,055.8459'

East: 2,624,739.2582'

Segment# 3: Line

Course: N88° 50' 03"E

Length: 5.000'

North: 391,055.9477'

East: 2,624,744.2571'

Segment# 4: Line

Course: S1° 10' 07"E

Length: 50.000'

North: 391,005.9581'

East: 2,624,745.2769'

Perimeter: 110.000'

Area: 250.01Sq.Ft.

Error Closure: 0.0002

Course: S1° 10' 01"E

Error North : -0.00022

East: 0.00000

Precision 1: 550,000.000

Parcel Map

MATCHLINE

Unimproved

BOARD OF EDUCATION OF
SCHOOL DISTRICT NO. 3 OF
THE CITY OF BROKEN ARROW

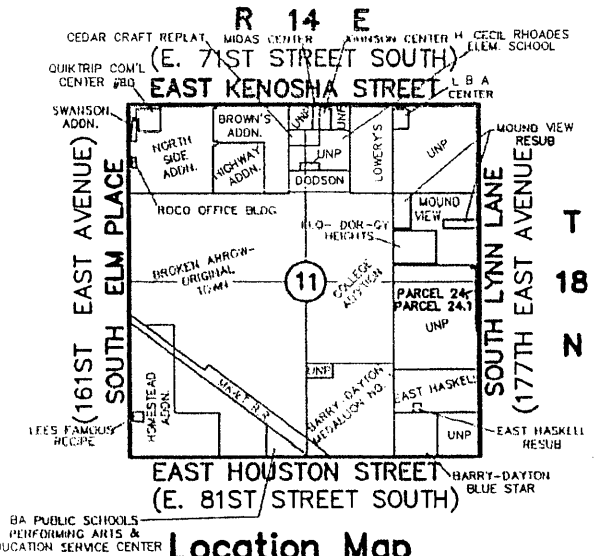
TEMPORARY
CONSTRUCTION &
PERMANENT
UTILITY EASEMENT

N 1°10'07" W
671.83'

24.75' STATUTORY R/W

PROPOSED R/W
PROPERTY LINE

PROPERTY LINE



PRESENT R/W

EAST LINE SECTION 11

50.00'
S 88°32'24" W

576.00'
N 1°10'07" W

North 9th Street

24.75' STATUTORY R/W

SE CORNER
NE/4 SE/4
P.O.C. - PARCEL 24.2



SCALE 1"=100'

P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
R/W - RIGHT-OF-WAY

TOTAL PROPERTY - 24.82 ACRES (TAX RECORDS)
TEMPORARY CONSTRUCTION ESMT. - 0.006 ACRES

C:\Users\jw\Documents\2014\PARCEL MAPS\PARCEL-24-2.DWG

DATE: 12/10/2013
SHEET 2 OF 3

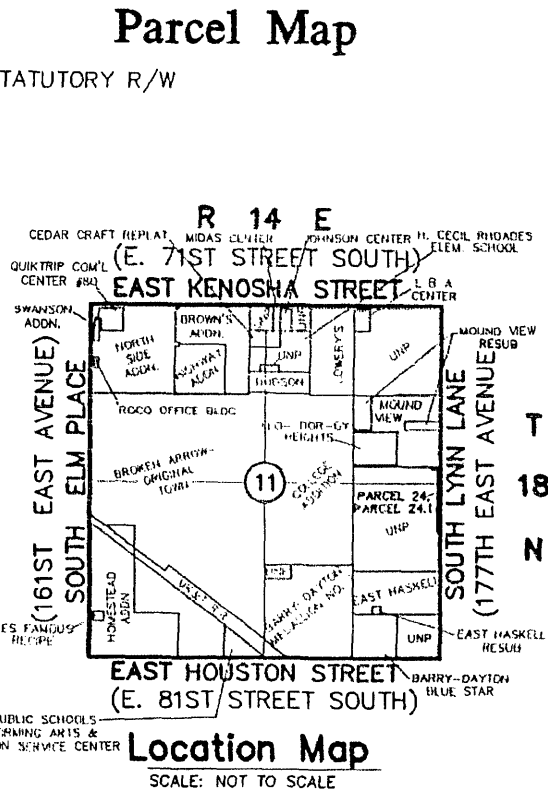
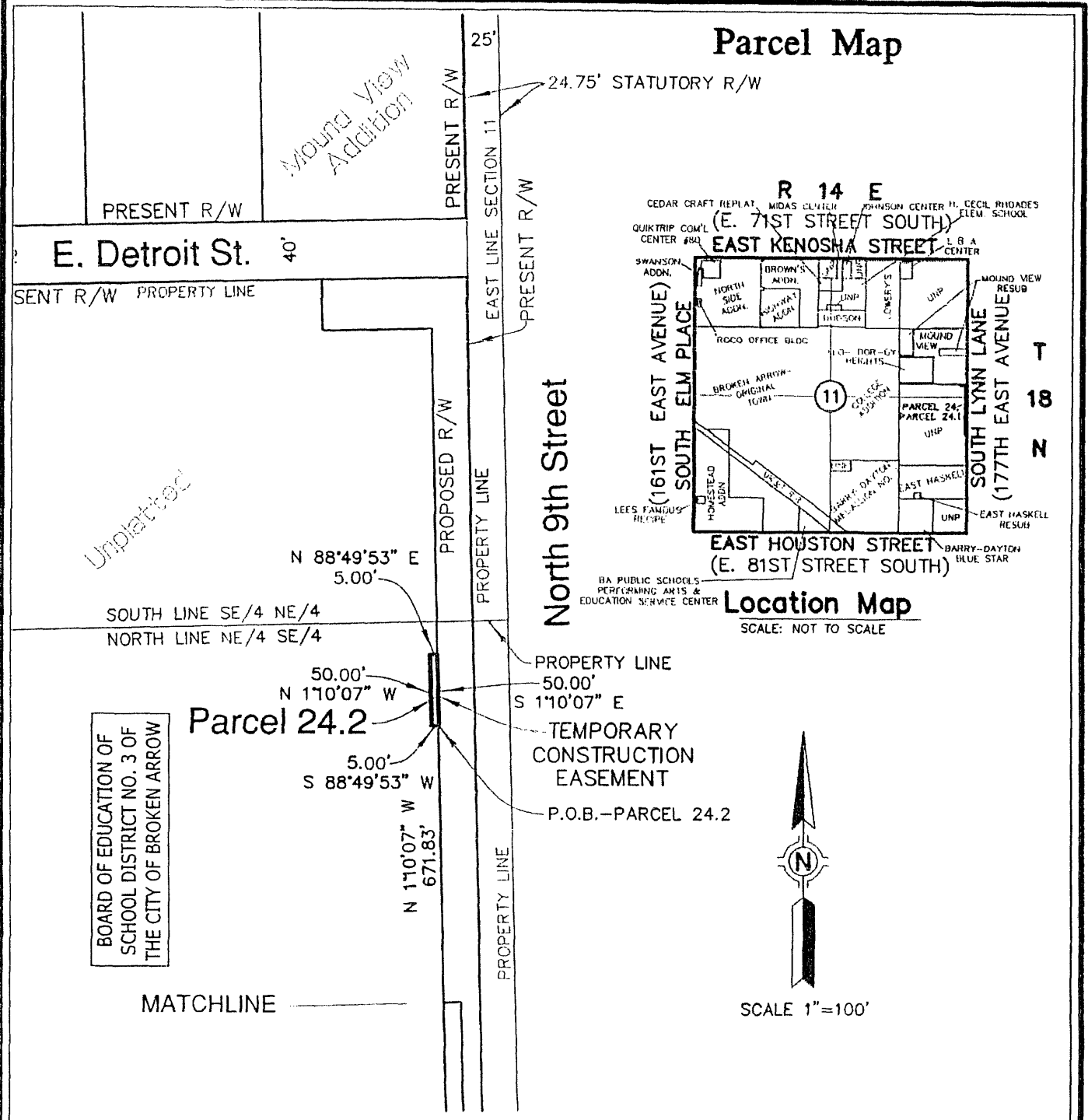


Sisemore Weisz & Associates, Inc.

8111 EAST 32nd PLACE
TULSA, OKLAHOMA 74135
C.A. NO. 2421
W.O. NO. 16720.04

PHONE (918) 665-3800
FAX: (918) 665-8668
EXP. DATE 6/30/15
FILE NO. 1814.1100

City of Broken Arrow
P.O. Box 610
Broken Arrow, OK 74013



BOARD OF EDUCATION OF
SCHOOL DISTRICT NO. 3 OF
THE CITY OF BROKEN ARROW

TOTAL PROPERTY - 24.82 ACRES (TAX RECORDS)
TEMPORARY CONSTRUCTION ESMT. - 0.006 ACRES

P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
R/W - RIGHT-OF-WAY



Sisemore Weisz & Associates, Inc.

DATE: 12/10/2013
SHEET 3 OF 3

0111 EAST 32nd PLACE
TULSA, OKLAHOMA 74135
C.A. NO. 2421
W.O. NO. 18720.04
PHONE (918) 685-3800
FAX: (918) 685-8868
EXP. DATE 8/30/15
FILE NO. 1814.1100

City of Broken Arrow
P.O. Box 610
Broken Arrow, OK 74013

K:\18720.04\PARCEL MAPS\PARCEL - 24--2.DWG